

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 9, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:33 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Arthur Munoz,
Craig Nicholson (Board Member Nathan Walter absent),
Ms. Hartenstein (unit 337),
Ms. Cathy Leyva (unit 369, Landscaping volunteer/Chairperson),
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Ms. Hartenstein discussed the condition of the **exercise room equipment** and asked if any new equipment was being considered. Arthur M. is currently involved in coordinating repairs and/or replacement of the exercise room equipment.

Meeting Minutes: The **June Board Meeting minutes** (6/11/09) were reviewed and **approved** as presented.

Landscaping: Ms. Leyva (unit 369) addressed the Board with the following Landscaping items: possible tree removal at building 7624; upcoming meeting with Pancho from Progressive Care to discuss landscaping at the Grove; Ms. Leyva will verify all items accomplished on recent bill (\$2,400) from Progressive; the possibility of creating a smoke-free homeowners association. A note will be put in the newsletter asking residents to be considerate when they smoke. No other Board action required at this time.

Treasurer's Report:

	June '09	YTD
Total Income	\$66,399.16	\$401,501.47
Operating Expenses	26,518.23	153,646.90
Reserve Expenditures	20,812.07	74,427.16
Total Expenditures	47,330.30	228,074.06
Transfer to Reserve	(19,068.86)	(169,958.41)
Total in Savings	\$755,155.87	
Total Assets	\$799,626.66	

James N. reported Operating Expenses are approximately 16% below budget. The **June** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported the following buildings currently have repairs in progress: bldgs. 7624, 7630 and 7634, with “small” repairs.
- **Moisture in unit 104** (7606): the Board reviewed the current status of repairs and Goleta City report on the unit and required repairs; interior restoration appears to be in progress at unit 104; the owner of unit 207 will receive a letter from the Grove HOA requesting the plumbing lines be checked for active leaks (affecting unit 104).
- **Handicap parking:** the Board approved revising allowable parking time for the recently converted handicap-to-unassigned parking space in Phase 3 from 72 hours to 24 hours. The Board also approved converting an unassigned space (next to the motorcycle parking space, adjacent to building 7628) to a handicap space.
- **Cable upgrade/repair:** the Board discussed a suggestion from Mr. Honnold (unit 256) regarding installation of satellite dishes on all buildings for television reception. The Board will ask Mr. Honnold for a more specific proposal for the Board to discuss.

New Business

Items addressed:

- **Lien filing:** the Board approved filing a lien on unit 124 for unpaid HOA fees.
- **Exercise room hours:** the Board discussed a suggestion to extend the exercise room hours of operation; Arthur M. will discuss the proposal with homeowners with units adjoining the exercise room.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:38.

The next Board meeting is scheduled for **Thursday, August 13, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe